
SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. **Background**

1. Name of proposed project, if applicable:

BNSF Tacoma

2. Name of applicant:

Bridge Industrial

3. Address and phone number of applicant and contact person:

10655 N.E. 4th Street, Suite 500
Bellevue, WA 98004
425-749-4326

4. Date checklist prepared:

May 25, 2021

5. Agency requesting checklist:

City of Tacoma

6. Proposed timing or schedule (including phasing, if applicable):

Project to start summer of 2021 or as soon as applicable permits are issued.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future additions or expansions beyond the scope of work proposed is anticipated.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Environmental Checklist (this document)
 - Barghausen Consulting Engineers, December 2021
- Geotechnical Engineering Report
 - Terra Associates, May 2021
 - Included with this submittal
- Technical Information Report
- Stormwater Pollution Prevention Plan
 - Barghausen Consulting Engineers, May 2021
 - Included with this submittal
- Traffic Impact Analysis
 - TENW, May 2021, revised December 2021
 - Included with this submittal
- Biological Evaluation – Soundview Consultants, May 2021
- Conceptual Wetland Mitigation Plan – Soundview Consultants, May 2021, revised December 2021
- Wetland and Fish and Wildlife Habitat Assessment Report – Soundview Consultants, May 2021
- Media Management Plan
- Remedial Action Report, South Tacoma

Field Site 2019 Annual Progress Report

- Site Development and Institutional Controls Plan for Properties under a Restrictive Covenant
- SEPA Environmental Checklist & Supporting Documents associated with City of Tacoma Record # 40000099831

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

EPA Region X review of a **Media Management Plan** (in preparation) for addressing existing environmental impacts to shallow soil during redevelopment.

10. List any government approvals or permits that will be needed for your proposal, if known.

Environmental Determination by City of Tacoma
Land Use Approval by City of Tacoma
Critical Area Permit by City of Tacoma
Building Permits by City of Tacoma
Plumbing/Electrical/Mechanical Permits by City of Tacoma
Grading Permit by City of Tacoma
Site Development Permit by City of Tacoma
Work Order Approval by City of Tacoma
Right-of-Way Use Permit by City of Tacoma
Water Main Extension by Tacoma Water
Sanitary Sewer Extension by City of Tacoma
Floodplain Development Permit by Washington State
JARPA HPA by DOE
NPDES by DOE

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Applicant proposes industrial redevelopment of an approximately 147.49-acre site. Site development will include three double-loaded buildings, one single-loaded building totaling approximately 2,500,000 square feet, clearing and grading activities, and associated infrastructure including several parking areas, truck courts, and stormwater infrastructure for water quality treatment, sanitary sewer and water main extensions and private access roads. The project was carefully designed in order to avoid and minimize impacts to critical areas to the greatest extent feasible by utilizing all developable upland areas onsite. **Please refer to the Conceptual Mitigation Plan prepared by Soundview Consultants (revised December 2021) for details regarding the proposed impacts and mitigation.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project site is located between approximately South 38th Street to the north and South 56th Street to the south and South Tyler Street to the west and the BNSF rail racks to the east.

Tax Parcel Nos: 022024-1001
022013-1131, 1130, 4004, 4800, 4011
278301-0110, 1011, 0090
374000-0140, 0086, 0181
573500-0120, 0130, 0140

B. Environmental Elements

1. Earth

- a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

The site is generally flat.

- b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is approximately 25 to 40 percent.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?
If you know the classification of agricultural soils, specify them and note any agricultural land of
long-term commercial significance and whether the proposal results in removing any of these soils.

Predominantly sand and gravel. Minor silty sand and silty gravel. Minor localized peat.
Agricultural soil classification would be predominantly sand with minor loamy sand.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so,
describe.

None are known to exist to our knowledge.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any
filling, excavation, and grading proposed. Indicate source of fill.

Approximately 300,000 cubic yards of cut and 550,000 cubic yards of fill will be used to prepare
the site for building construction. Source of fill is unknown at this time but will be from an approved
source.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Depending on weather conditions, erosion could occur as a result of construction activities.

- g. About what percent of the site will be covered with impervious surfaces after project
construction (for example, asphalt or buildings)?

Approximately 75 percent of the site will be impervious surface upon project completion.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A temporary erosion and sedimentation control plan will be designed and implemented on the site
per City of Tacoma standards to control impacts that could occur as a result of construction
activities.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The potential exists for windblown dust during the grading operations that will require perimeter and personal dust monitoring, water sprayers and other engineering controls, as necessary.

Quantities of windborne particulates will be measured using the devices discussed above. If action levels are exceeded during monitoring, adequate worker and public protections will be employed accordingly.

The health and safety concerns associated with windborne dusts from the property will be addressed with the EPA approved Media Management Plan and associated Health and Safety Plan.

Emissions from construction equipment could also be present during the construction phase of the project.

Emissions from vehicular traffic to and from the site would be present upon project completion.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Emissions from vehicular traffic on area roadways would be present but would not be anticipated to affect the project.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The quantities of windblown particulates measured will be compared with OSHA and NIOSH action levels to determine the proper engineering controls, PPE or other institutional controls to employ throughout the remainder of the project.

As practicable, where heavy disturbances of site soils are occurring, water spraying equipment will be used to minimize the potential for dust generation. Construction equipment will meet state and local emission standards.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The site investigations completed by Soundview Consultants in December 2020 and January 2021 identified four potentially-regulated wetlands (Wetlands A - D) and one potentially-regulated stream (Stream Z) on the subject property. Wetlands A, C, and D are classified as Category III wetlands subject to standard 75-foot buffers per Tacoma Municipal Code (TMC) 13.11.310A.4. Wetland B is classified as a Category II wetland subject to a standard 150-foot buffer per TMC 13.11.320B Table 3. Stream Z is identified as part of the South Tacoma Channel (Fleet Creek) by the City of Tacoma and is recognized as a Type

Ns2 stream with a 25-foot buffer per TMC 13.11.420.B.1 Table 6. In addition, much of the subject property is mapped within the Federal Emergency Management Agency (FEMA) designated 100-year floodplain. No other potentially-regulated wetlands or waterbodies were identified within 300 feet of the subject property.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No direct, permanent impacts to the identified wetlands or stream are proposed. However, the proposed industrial development will be located adjacent to the identified critical areas and associated buffers. The project will require the replacement of one ineffective culvert and the addition of a new bottomless crossing along Stream Z to provide safe site access adjacent to proposed Building D on the southwest portion of the site. Please refer to the Conceptual Mitigation Plan prepared by Soundview Consultants (revised December 2021) for details regarding these activities within and adjacent to Stream Z. Such actions will result in only minor, temporary impacts.



- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No wetland fill or dredging is proposed.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are proposed. The proposed culvert replacement and new bottomless crossing along Stream Z will occur during the dry season when the channel is dry.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes, portions of the subject property are located within the 100-year floodplain. Floodplain compensation will be provided to ensure no net rise.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste materials will be discharged to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn under his proposal. A portion of the stormwater runoff will be discharged to the ground through an infiltration system after water quality treatment via a modular wetland system.



- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such

systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged to the ground

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c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The source of runoff will be rainfall from building rooftops and pavement areas. The majority of the runoff will be routed to infiltration facilities with a portion of the runoff routed to a detention pond prior to release to the natural discharge point.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials will enter ground or surface waters. The impacted materials present have been stabilized and monitored in place for the past 21 years with no impacts to the local groundwater as documented to EPA through ongoing groundwater monitoring. Relocation and covering of these soils will not result in impacts to groundwater. EPA will review and oversee the preparation of a Media Management Plan to ensure the proper relocation of these soils to deter impacts to groundwater.

All "waste" will be relocated on-site and placed either beneath buildings or parking areas under concrete or asphalt cover. Stormwater and sediment that may be mobilized during redevelopment will be addressed through the construction permitting, TESC measures, BMPs for stormwater and other requirements as may be established by the City of Tacoma and its permits.

No additional waste discharge will be created as a result of the project and the redevelopment will reduce the current potential for erosion. Stormwater that is generated due to new impervious surfaces will not be in contact with "waste" materials before being controlled using the onsite system.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Yes. Previously un-covered areas of the site will be covered with buildings, parking areas and/or newly developed access roads. All new impervious surfaces will require the installation of stormwater collection and conveyance prior to discharge or infiltration.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Runoff during construction will be handled per TESC measures in accordance with City of Tacoma standards. After project completion stormwater runoff will be routed to storm facilities designed and constructed per City of Tacoma standards.

4. Plants

- a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture

- _____ crop or grain
 _____ orchards, vineyards or other permanent crops.
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 _____ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The majority of project activities will take place east of Stream Z. The site consists of primarily upland vegetation dominated by scotch broom (*Cystus scoparius*), butterfly bush (*Buddleja davidii*), Himalayan blackberry (*Rubus armeniacus*), annual ryegrass (*Lolium perenne multiflorum*), and reed canarygrass (*Phalaris arundinacea*). Additionally, a forested patch spans the western boundary of the subject property dominated by Douglas fir (*Pseudotsuga mensiezii*), Pacific madrone (*Arbutus mensiezii*), red alder (*Alnus rubra*) and black cottonwood (*Populus balsamifera*), with an understory composed of beaked hazelnut (*Corylus cornuta*), Oregon grape (*Mahonia nervosa*), non-native invasive English holly (*Ilex aquifolium*), non-native invasive Himalayan blackberry, swordfern (*Polystichum munitum*), non-native invasive reed canarygrass, and trailing blackberry (*Rubus ursinus*).

c. List threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:



The proposed buffer restoration will result in increased functions and protection of the wetlands, stream, and associated buffers from the proposed development. The proposed buffer restoration actions will remove existing fill material and non-native invasive species and replant the buffers with a variety of native plants. Such actions will selectively increase plant species diversity which will provide improved habitat conditions and function through establishing diverse vertical and horizontal vegetation strata beneficial to wildlife. The addition of diverse native trees and shrubs is anticipated improve water quality functions by increasing retention of sediments and pollution assimilation. The flood compensation areas within the restored buffer will be planted with more water-tolerant plant species that can tolerate occasional flooding. The proposed buffer restoration actions will result in net increase in ecological functions, including hydrological, biological, physical, and chemical functions, both onsite and in the greater watershed.

e. List all noxious weeds and invasive species known to be on or near the site.

Scotch broom, butterfly bush, Himalayan blackberry, reed canarygrass, and English holly were observed throughout the site.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

- ☒ birds: hawk, heron, eagle, songbirds, other: Crows _____
 _____ mammals: deer, bear, elk, beaver, other: _____
 _____ fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the project site. Thirteen ESA-listed species are potentially found in Pierce County; however, these species will not be found on or near the vicinity of the project area. Steelhead trout (*Onorhynchus mykiss*) and chinook salmon (*Oncorhynchus tshawytscha*) have the potential to occur within the project vicinity; however, the proposed project was determined to have no effect or not likely to adversely affect these species. Please refer to the Biological Evaluation prepared by Soundview Consultants in May 2021, and the SEPA Environmental Checklist & Supporting Documents associated with City of Tacoma Record # 40000099831

- c. Is the site part of a migration route? If so, explain.

Yes, the site is part of the Pacific Flyway for Migratory Birds.

- d. Proposed measures to preserve or enhance wildlife, if any:

The proposed onsite buffer restoration will result in no net loss and will likely improve ecological functions and value by providing additional functions according to the needs of the site and watershed and providing an overall improvement to wetland and stream function. Removing buffer degradations including existing fill material and non-native and invasive vegetation through manual, mechanical (i.e. mowing or brush cutting), and chemical methods (i.e. a Washington State Department of Agriculture approved herbicide for aquatic sites with City approval) and replacing with native plantings will restore the habitat functions and critical area protection provided by the site and improve hydrology and quality of water leaving the project site. Refer to response provided under part 4D above for more details regarding how the onsite buffer enhancement will improve habitat, water quality, and hydrologic functions. A diverse assortment of trees, shrubs, and groundcover will be established to provide browse, cover, and nesting for small mammals, which in turn provide prey for raptors and other mammals. These restoration actions will occur adjacent to the identified biodiversity area and corridor on the west-central portion of the site and improve protection to this area. Additionally, excavation of flood storage adjacent to Stream Z will provide occasionally flooded areas beneficial to wildlife.

- e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The completed project's energy needs are unknown as these are speculative buildings. Natural gas and electricity will be available. In addition, the roofs will be designed to support solar panels in accordance with the Washington State Energy Code. We have reached out to the City's sustainability building advisor for further energy related matters.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

It is not anticipated that the use of solar energy by an adjacent property would be affected as a result of the proposed project. The allowed height is 100'. The proposed building heights are +/- 49'-0" Above Finished Floor. The distance to property lines are shown on sheet A1.1.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Compliance with Washington State Energy Code including the use of white TPO roofing, insulation, skylights and concrete wall panels.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.



The site is a former Federal Superfund site on the National Priorities List (NPL) and is the South Tacoma Field Operable Unit of the Commencement Bay/Nearshore Tidelands (CCB/NT) site. The site had been used as a BNSF rail yard with dismantling, manufacturing and metals foundry operations since as early as 1872. The investigation of the site was completed in 1998 and remediation was undertaken and completed in 2002 under a Record of Decision (ROD) with EPA Region 10. All contamination on the site is currently controlled and has been addressed to the satisfaction of EPA. The soils at the site are currently de-listed from the NPL.

The redevelopment will necessarily encounter residual contaminated soils on the site. The proposal seeks to handle and manage the residual contaminated soil in a manner consistent with the ROD and EPA requirements which will result in a final development that is significantly more protective of the environment than the current site conditions. All contaminated soil will be placed in impervious surfaces consisting of either buildings or asphalt paved parking. The plan for soil handling and placement will be provided to EPA and approved prior to implementation. Implementation will be subject to EPA as a condition of final site closure.



- 1) Describe any known or possible contamination at the site from present or past uses.

Historic chemicals of concern in soil include the following:

- Arsenic
- Copper
- Lead
- Zinc
- Carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and
- Polychlorinated biphenyls (PCBs)

These soils are currently protected from exposures to human health and the environment through a combination of treatment, consolidation, capping and institutional controls.



Historic chemicals of concern in groundwater include the following:

- Limited volatile organic compounds (VOC)

This groundwater is currently protected from exposure to human health and the environment through institutional restrictions on groundwater removal. Ongoing groundwater monitoring and sampling has demonstrated to EPA's satisfaction that groundwater at the property is not currently impacted with any compound exceeding an applicable cleanup level.



Contact information for the EPA and the Department of Ecology can be found below:

EPA:

Piper Peterson, Remedial Project Manager
(206) 553-4951
Peterson.piper@epa.gov
U.S. EPA Region 10
1200 Sixth Avenue, Suite 155
Seattle, WA 98101



Department of Ecology:
Southwest Regional Office
300 Desmond Drive SE, Suite 102
Lacey, WA 98503

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The majority of the site is part of a former Superfund cleanup that relied on a permanent remedial solution of engineering and institutional controls to prevent exposures to humans and the environment. Considerable grading operations throughout the site will require that a Media Management Plan be developed in consultation with the EPA to properly manage and contain the existing contaminated soils in a manner that is consistent with EPA regulations, OSHA health and safety laws and other agencies, including Puget Sound Clean Air Agency (PSCAA) prior to site grading operations. EPA will review and authorize the conceptual Media Management Plan contents prior to site grading

In general, contractors or employees performing the work will require specialized training including:

- OSHA 40-hour HAZWOPER,
- 8-hour refresher training,
- BNSF Contractor Training and
- E-rail Safety Course (for work near rail lines)

As part of the Media Management Plan, a project-specific Health and Safety Plan will be prepared to address the environmental concerns throughout the project construction. In addition, a 48-inch diameter sewer main parallels the entirety of the site. The functionality of the sewer line will be maintained throughout the construction, so as not to disrupt service.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals will be stored, used or produced by the completed development. Minor amounts of gasoline and/or diesel fuel may be used intermittently during construction to service field equipment.

- 4) Describe special emergency services that might be required.

Other than fire, police and medical services already available at the site, no special emergency services are anticipated.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

The primary exposure risk during the construction phase of the project is through inhalation of airborne dusts. Dust control will be the primary factor to limit and control this potential exposure to onsite workers. If dust control does not prove sufficient then onsite workers will don half-face respirators fitted with a HEPA filter with filters replaced daily. Workers may also be required to wear Tyvek coveralls during work with impacted soils until such time that impacted soils have been covered with clean soil or other surfacing materials. Tyvek coveralls would be replaced daily and doffed prior to leaving the site. Such provisions will be addressed within the Health and Safety Plan prepared for and reviewed by Ecology. Workers exposed to such contaminated soil will be under a medical monitoring program and will have received training under 29 CFR 1910. 120 Hazardous Waste Operations and Emergency Response (HAZWOPER).

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise from traffic on area roads and from the adjacent rail lines would be present but would not be anticipated to affect the proposal.

The buildings are speculative, so on-site generators and refrigeration units are possible.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short-term basis, noise from construction equipment would be present from approximately 6 am to 6 pm Monday through Friday. On a long-term basis, noise from vehicular traffic to and from the site would be present daily.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction equipment will meet local noise ordinance. Upon project completion, the use of perimeter landscaping will help to contain noise to within the site.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The project site is currently vacant land. Adjacent property to the north is Tacoma City Light maintenance yard. BNSF rail line and switching yard is to the east, a plastics manufacturer is located to the south and wetland areas are located to the west.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has not been used as working farm or managed forest lands to our knowledge.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There are no working farm or forest lands near the site to our knowledge.

- c. Describe any structures on the site.

There are no structures located on the site.

- d. Will any structures be demolished? If so, what?

No structures will be demolished.

- e. What is the current zoning classification of the site?

The current zoning is M2 Heavy Industrial.

- f. What is the current comprehensive plan designation of the site?

The current comprehensive land designation is Industrial.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The City of Tacoma Stream and Wetland identifies a large potential wetland throughout the majority of the western portion of the site. Pierce County Stream and Wetland Inventory identifies a potential stream in the western portion of the site as well as three potential wetlands adjacent to the stream, which are smaller in size than those identified by the City.

The site investigations completed by Soundview Consultants in December 2020 and January 2021 identified four potentially-regulated wetlands (Wetlands A - D) and one potentially-regulated stream (Stream Z) on the subject property. Wetlands A, C, and D are classified as Category III wetlands subject to standard 75-foot buffers per Tacoma Municipal Code (TMC) 13.11.310A.4. Wetland B is classified as a Category II wetland subject to a standard 150-foot buffer per TMC 13.11.320B Table 3. Stream Z is identified as part of the South Tacoma Channel (Fleet Creek) by the City of Tacoma and is recognized as a Type Ns2 stream with a 25-foot buffer per TMC 13.11.420.B.1 Table 6. In addition, much of the subject property is mapped within the Federal Emergency Management Agency (FEMA) designated 100-year floodplain. A small biodiversity area and corridor was also identified on the west-central portion of the site consisting of Wetland B and associated buffer and contiguous, intact, native forested areas. No other potentially-regulated wetlands, waterbodies, fish and wildlife habitat, or priority species were identified within 300 feet of the subject property.

- i. Approximately how many people would reside or work in the completed project?

Approximately 1,436 persons will work at the completed facility.

- j. Approximately how many people would the completed project displace?

No persons will be displaced.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

No specific measures are proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is to construct industrial building shells within an M2 (Heavy Industrial) zone.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no working farm or managed forest lands near the site.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any proposed structure is 49' 0". The principal building material is concrete.

- b. What views in the immediate vicinity would be altered or obstructed?

Views from adjacent properties in the immediate vicinity of the project would be altered but would not be anticipated to be completely obstructed by the finished project.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Aesthetic impacts will be controlled with neutral colors, building scale and landscaping.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

During construction, glare from construction equipment may be present during daylight hours. Upon project completion, glare from building window glass could be present during daylight hours and light from parking lot lighting and vehicular headlights from adjacent roadways would be present in early morning and evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not anticipated that light or glare from the finished project would be a safety hazard.

- c. What existing off-site sources of light or glare may affect your proposal?

Headlights from vehicular traffic on adjacent roadways and parking lot lighting from nearby developments would be present but would not be anticipated to affect the proposal. All lighting associated with the development will be directed away from the identified critical areas. In addition, the entire buffer areas between the critical areas and proposed development will be fully restored and replanted with a suite of native trees, shrubs, and groundcover which will provide additional screening of the critical areas.

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- d. Proposed measures to reduce or control light and glare impacts, if any:

Building glass will be non-glare and parking lot lighting will be shielded and directed inward. The use of perimeter landscaping will contain much of the light to within the site.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are no recreational opportunities in the immediate vicinity of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreational uses will be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No specific measures are proposed.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

There are no structures on or near the site over 45 years old or listed in or eligible for listing in preservation registers to our knowledge.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known to be on or near the site to our knowledge. A search using the Washington Information System for Architectural and Archaeological Record Data (WISAARD) was conducted.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A search using the WISAARD website was conducted. No other studies have been conducted to date. An Inadvertent Discovery Plan has been included in the application resubmittal.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No specific measures are proposed, however, if cultural artifacts are found on the site during construction, the proper agencies will be notified.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Vehicular access to/from the site would primarily be provided via South 35th Street and South 56th Street located at the north and south ends of the site, respectively. At the north end of the site, vehicular access would be provided via a proposed access easement that would create an intersection with South 35th Street. At the south end of the site, vehicular access would be provided via South Madison Street and South Burlington Way, both of which intersect with South 56th Street. Additionally, vehicular access to the east would also be provided via South 50th Street, which provides a connection to South Washington Street and South Tacoma Way. South 35th Street provides an access route to the South Union Avenue interchange with State Route 16 located north of the site. South 35th Street also provides an access route to the South 38th Street interchange with Interstate 5. South 56th Street provides an access route to the South 56th Street interchange with Interstate 5.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Pierce Transit provides public transportation services in the immediate project vicinity. The nearest transit stops for Route 3 which provides service from Lakewood Transit Center to the 10th & Commerce Transit Center are located on S Tacoma Way north of S 35th Street (less than 0.5 miles walking distance from the proposed North Access Road/S 35th Street intersection location), S Tacoma Way and S 50th Street (less than 0.3 miles walking distance from the site entrance located off of S Burlington Way), and S Tacoma Way and S 56th Street (less than 0.75 miles walking distance from the site entrance located off of S Burlington Way). The nearest transit stops for Route 52 which provides service from the Fircrest Transit Center to the Tacoma Mall Transit Center are located on South Union Avenue north of South 35th Street (approximately 0.25 miles from the proposed North Access Road/S 35th Street intersection location). The nearest transit stops for Route 57 which provides service from the Tacoma Mall Transit Center to the 10th & Commerce Transit Center are located on South Union Avenue and Center Street (approximately 0.5 miles walking distance from the proposed North Access Road/S 35th Street intersection location).

In addition, the Sound Transit South Tacoma Station which provides weekday access to the Sounder South train is located on South Washington Street approximately 0.75 miles walking distance from the site entrance located off of S Burlington Way.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The completed project would provide 1,436 new parking spaces. The site does not currently have parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

An access easement (private street) is proposed at the north end of the site that would create a new intersection with South 35th Street (public street) that is anticipated to be signalized. This new intersection would be designed to meet City of Tacoma standards complete with sidewalks, bicycle facilities, and ADA ramps.

The site will have lighting along the buildings and throughout the parking lot for safety. Fixtures will face down to minimize light escapement from the site. Fixtures will be directed away from critical areas.

Generally, it is anticipated that the Bridge BNSF Tacoma project would be required to provide paved pedestrian paths or sidewalks that connect directly to the existing sidewalks, marked crosswalks, and/or bicycle facilities on the adjacent surrounding City streets.

Any potential improvements to existing transportation facilities will be established through the SEPA process.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The site is located north of the South Tacoma Sound Transit Station located between South 60th Street and South 56th Street. In addition, there are also existing Burlington Northern Santa Fe (BNSF) railway tracks just east of the site which is not anticipated to be used as part of the project use. No rail spurs are proposed for project use.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The completed project is estimated to generate approximately 4,980 new weekday daily trips. Peak volumes are expected to occur between 7:00 – 9:00 am and 4:00 – 6:00 pm on weekdays. Truck traffic is estimated to be about 28 percent of overall site-generated traffic. These estimates were based on the methodology documented in the ITE Trip Generation Manual, 11th Edition (2021) for Land Use Code (LUC) 130 – Industrial Park.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

There are no working farms or managed forest lands near the site.

- h. Proposed measures to reduce or control transportation impacts, if any:

To mitigate transportation impacts, two intersections are proposed to be signalized: (1) the new intersection of the northern site access road with South 35th Street, and (2) the existing intersection of South Madison Street and South 56th Street.

To mitigate transportation impacts, one intersection is proposed to be signalized: the new intersection of the northern site access road with South 35th Street

A new roadway connection from the south end of the site at Madison Street just north of South 56th Street will connect to the north end of the site at South 35th Street with a new roadway running along the west side of the BNSF railroad right-of-way. The new road will provide travel lanes to accommodate general vehicle traffic and trucks. The new road will also provide sidewalks for pedestrians that will connect with existing sidewalks on adjacent City streets with South 56th Street to the south, South 50th Street to the east, and South 35th Street to the north.

Any potential improvements to existing transportation facilities will be established through the SEPA process.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, the new development will produce an increased need for public services. Generally police, fire and medic services would be required.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Construction of new fireline and fire hydrants, extension of public utilities, construction of new access roads and payment of traffic and/or fire impact fees will help to reduce impacts on public services that may result from the completed development.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

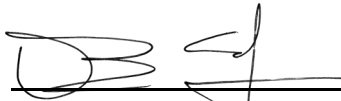
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity:	Tacoma Power
Natural Gas:	Puget Sound Energy
Water:	Tacoma Water
Sanitary Sewer:	City of Tacoma
Telephone:	CenturyLink
Cable:	Comcast
Refuse Service:	Waste Management

c. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee Ben Eldridge, P.E.

Position and Agency/Organization Barghausen Consulting Engineers

Date Submitted: December 10, 2021